

PARTIAL VACATION SUBDIVISION REVIEW SHEET

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CASE NO.: C8-84-054.1(VAC)

PC DATE: 09-14-10

SUBDIVISION NAME: Rosewood Village Section 7, Resubdivision of Block B, Partial Vacation of Lots 1 and 7

AREA: .05 acre approx

LOT(S): 2

OWNER/APPLICANT: Jane Rivera, Teddy Tabor
(477-2352)

AGENT: Hector Avila
(791-0517)

ADDRESS OF SUBDIVISION: 1000 Glen Oaks & 1012 Glen Oaks

GRIDS: K-22

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full

EXISTING ZONING: SF-3-NP

NEIGHBORHOOD PLAN: Rosewood

PROPOSED LAND USE: single family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Rosewood Village Section 7, Resubdivision of Block B, Partial Vacation of Lots 1 and 7. The applicant desires to partially vacate the subdivision in order to replat the two lots without the setback lines shown on the original plat. Both applicants have been cited for carports that are not in compliance with the front setback shown on the subdivision. Both applicants have received variances from the Board of Adjustment for carports that extend into the front setback. However, the subdivision plat still indicated a 25 foot front setback by a line shown on the plat. The lots being vacated have application with the department for a replat that does not depict the setback lines on the plat, but does include the note requiring that setbacks be in accordance with City of Austin zoning requirements. All owners within this original subdivision have signed the document agreeing to the vacation of these two lots from the original subdivision. The replat of the two lots currently under review meets the requirements for administrative approval.

STAFF RECOMMENDATION: The staff recommends approval of the partial plat vacation.

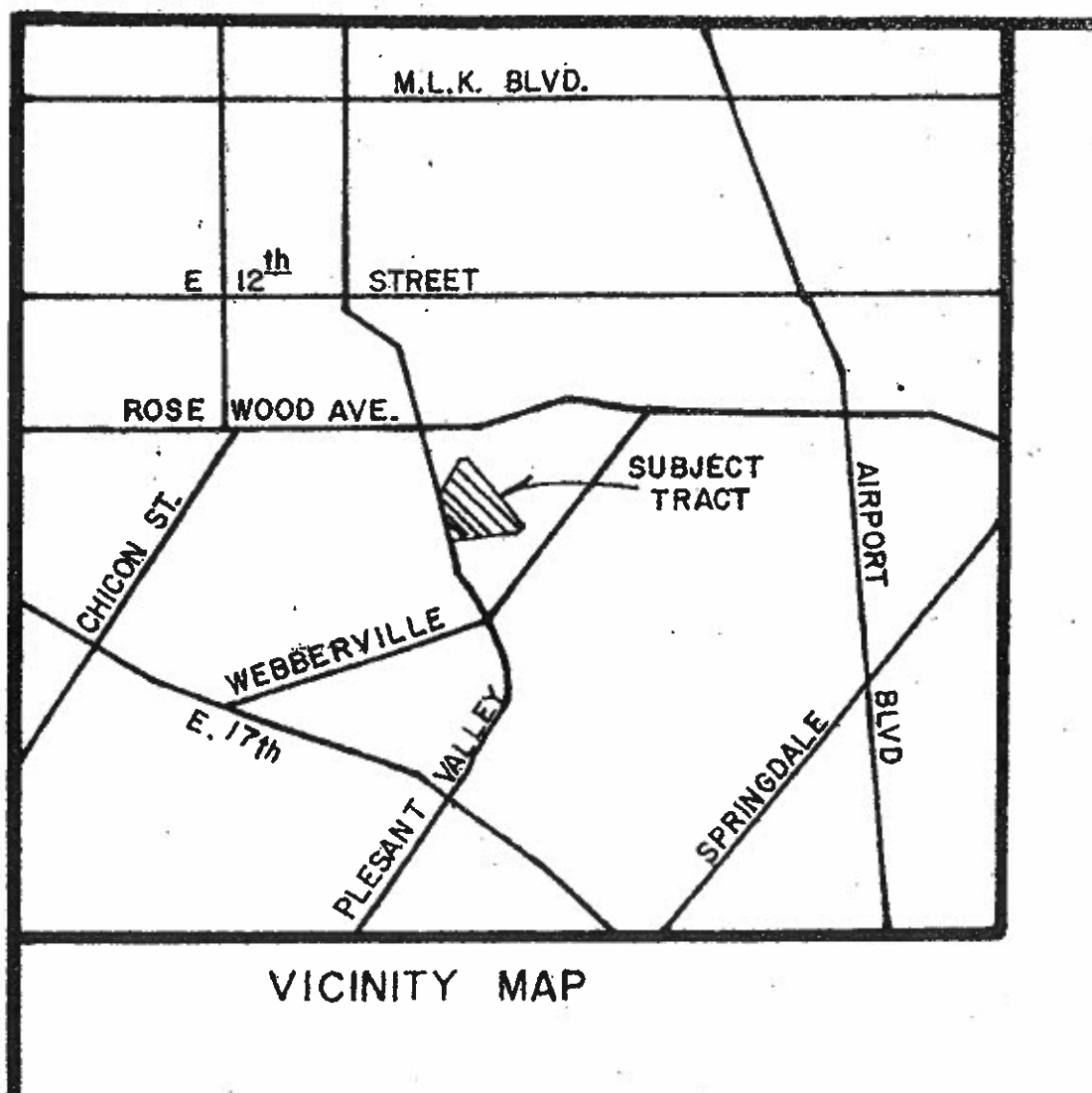
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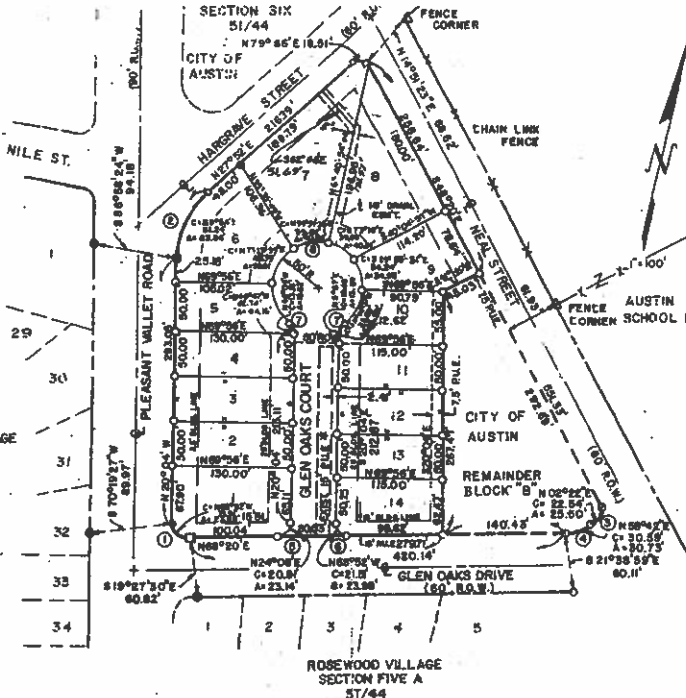
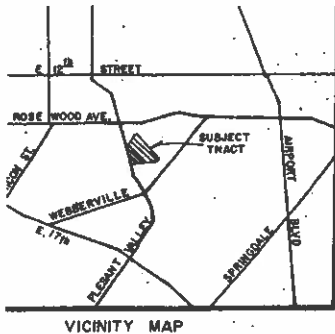
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

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LEGEND
 I.R. FOUND ●
 I.R. SET ○
 CONC. MON. FND. ■
 CONC. MON. SET. □

CURVE DATA

	1	2	3	4
I	91°36'	47°56'	97°24'43"	19°16'
R	15.00	100.00	15.00	91.40
T	15.42	44.45	17.08	15.51
C	21.51	81.24	22.54	30.59
A	23.98	83.66	25.50	30.73

	5	6	7	8
I	88°24'	91°36'	52°01'	284°02'
R	15.00	15.00	15.00	50.00
T	14.59	15.42	7.32	--
C	20.91	21.51	13.16	--
A	23.14	23.98	13.62	24787

RESUBDIVISION OF BLOCK "B" ROSEWOOD VILLAGE SECTION SEVEN

STATE OF TEXAS)
 County of Travis)
 KNOW ALL MEN BY THESE PRESENTS:

That the City of Austin, a municipal corporation located in Travis County, Texas, acting by and through its Director of the Department of Housing and Community Services, is the owner of that certain 3.79 acre tract of land known as a Block "B", Rosewood Village Section Seven, a subdivision in the City of Austin, Travis County, Texas, as recorded in Book 67, Page 76 of the Plat Records of Travis County, Texas, as the successor in interest to the Urban Renewal Agency of the City of Austin, does hereby subdivide 3.04 acres of said Block "B" in accordance with the attached map or plat, said subdivision to be known as RESUBDIVISION OF BLOCK "B" ROSEWOOD VILLAGE SECTION SEVEN, and do hereby dedicate to the public use the streets and easements shown hereon.

Witness my hand this 21st day of August, 1984.

Paula H. Phillips
 Paula H. Phillips, Director
 Housing and Community Services
 Department

THE STATE OF TEXAS)
 COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared *James B. Duncan*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of August, 1984.

Notary Public in and for
 Travis County, Texas
 Stamped or printed name of notary

My Commission Expires:

APPROVED FOR ACCEPTANCE this the 28 day of AUGUST 1984.
James B. Duncan
 JAMES B. DUNCAN
 DIRECTOR OF THE OFFICE OF LAND DEVELOPMENT SERVICES

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, this the 28 day of AUGUST 1984, A.D.

Silvestro M. Marini
 Chairman
Edward D. [Signature]
 Secretary

1. Jerry Fultz, sm authorized under the laws of the State of Texas to practice the profession of Surveying, and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code, is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.

SURVEYED BY

Jerry Fultz
 JERRY FULTZ
 Reg. Public Surveyor No. 1999
 1301 Capital of Texas Highway
 Suite B-325
 Austin, Texas 78746

FILED FOR RECORD at 9:00 o'clock, A.M., this the 10th day of Oct., 1984, A.D.

Doris Shropshire Deputy *[Signature]*

FLOOD PLAIN NOTE.
 According to the flood insurance rate map (F.I.R.M.) for the city of Austin panel no. 480624-0045B, the lots shown here are adjacent to but do not lie within the 100 year flood plain.

David A. Mallis
 David A. Mallis
 Reg. Professional Engineer No. 47757
 1301 Capital of Texas Hwy., Ste. B-325
 Austin, TX 78746

NOTE:
 1) The minimum finished floor elevation for lots in this subdivision is 502.00 above mean sea level.
 2) LOTS 1-9 & 14 ARE RESTRICTED TO ACCESS FROM GLEN OAKS COURT ONLY.

THE STATE OF TEXAS)
 COUNTY OF TRAVIS)

1. Doris Shropshire, clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 27th day of OCT., 1984, A.D. at 2:00 o'clock P.M., and duly recorded on the 27th day of OCT., 1984, A.D., at 4:05 o'clock P.M., in the plat records of said county in Plat Book 85 at Pages 140.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County this the 27th day of OCT., 1984.

Doris Shropshire
 DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

[Signature]
 DEPUTY

CAPITAL SURVEYING COMPANY, INC.
 1501 S. CAPITAL OF TEXAS HWY.
 AUSTIN, TEXAS 78746 (512) 327-4006

CB-84-54.1

5/10

- LEGEND**
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 - I.R. SET
 - CONC. MON. FND.
 - CONC. MON. SET.

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8	23.98

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21	20.91
23	23.14

I R T C A

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